



MRG
REALTY PARTNERS

PINEVIEW MHP PORTFOLIO

A PREMIUM MANUFACTURED HOUSING INVESTMENT OPPORTUNITY

52 PADS • FIVE PROPERTIES • TWO STATES

ALABAMA & GEORGIA

120 PINE CIRCLE • ELLAVILLE, GEORGIA

Executive Summary

MRG Realty Partners is pleased to present the exclusive listing for the **Pineview MHP Portfolio**. This high-yield manufactured housing portfolio consists of 52 developed pads distributed across five strategic communities located in Phenix City, Alabama, and Ellaville, Georgia.

Positioned within stable, high-demand secondary markets, the portfolio offers an exceptional opportunity for institutional or private investors seeking immediate cash flow paired with significant defensive real estate fundamentals. The communities cater specifically to workforce housing, which continues to experience robust, non-cyclical demand and unparalleled affordability advantages.

"A diversified, multi-state manufactured housing portfolio offering immediate cash flow with clear, actionable upside for a hands-on operator."

MRG REALTY PARTNERS · INVESTMENT SALES

52

PADS

5

PROPERTIES

2

STATES



PINEVIEW MHP PORTFOLIO · ALABAMA & GEORGIA

Financial Overview



TARGET OFFERING PRICE

\$2,150,000

TOTAL PORTFOLIO SCALE

52 Pads

MONTHLY RENTAL INCOME

\$25,415

ANNUAL GROSS REVENUE

\$304,980

* Current rental figures reflect stable in-place collections with prompt operational upside available through systematic site-level optimization.

OCCUPIED LOT RENT RANGE BY UNIT (MONTHLY)

Low End		\$350
Portfolio Average		~\$620
High End		\$1,150

PRICING METRICS

Price Per Pad		~\$41,300
Gross Rent Multiplier		~7.0x



120 PINE CIRCLE, ELLAVILLE, GA

Portfolio in Focus



120 PINE CIRCLE, ELLAVILLE, GA · AERIAL VIEW



SITE VIEW · GROUND LEVEL



COMMUNITY LAYOUT & ACCESS ROAD



SURROUNDING NEIGHBORHOOD



HOMESITE ROW · GROUND LEVEL

Investment Highlights

01

Mitigated Rollover Risk: Staggered lease expirations spread across upcoming years prevent concentrated tenant rollover and ensure revenue stability.

02

Immediate Scalability: Acquire a diversified multi-asset footprint across two states in a single, streamlined portfolio transaction.

03

Value-Add Lease-Up Opportunity: Approximately 10 of 52 pads are currently vacant or under-utilized, offering meaningful upside as they're brought online.

04

Significant Rent Optimization: Wide rent spread across occupied units (\$350–\$1,150/month) signals clear room to push below-market rents up to comps at turnover or renewal.

05

Attractive Low Basis: Priced at roughly \$41,300 per pad and ~7x gross rental income—representing a highly attractive entry point for a 52-pad, 5-property portfolio.

06

Reduced Operating Expense: Trash removal is now billed back to tenants, eliminating this line item from ownership's operating expenses—alongside water/electric billback and pet rent income already in place.

07

Reduced Deferred Maintenance: Recent major capital investment in septic systems, roofing, plumbing, road work, and unit renovations minimizes near-term CapEx exposure.

08

Geographic Diversification: A two-state, two-submarket footprint (Phenix City, AL and Ellaville, GA) strategically spreads geographic and regulatory risk beyond tenant-level diversification.



52

PADS ACROSS THE PORTFOLIO

\$304,980

IN-PLACE ANNUAL GROSS REVENUE

~\$41,300

PRICE PER PAD

Portfolio Composition

PROPERTY ADDRESS	CAPACITY
2576 Lee Road 208, Phenix City, AL	14 Pads
863 Lee Road 234, Phenix City, AL	15 Pads
10 Grace Road, Phenix City, AL	5 Pads
120 Pine Circle, Ellaville, GA	13 Pads
355 Pine Circle, Ellaville, GA	5 Pads
Total Portfolio	52 Pads

Confidential Offering Memorandum presented by MRG Realty Partners.

All information deemed reliable but not guaranteed. Investors are encouraged to perform independent due diligence.



120 PINE CIRCLE, ELLAVILLE, GA · SITE VIEW

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PINEVIEW MHP PORTFOLIO · ELLAVILLE, GEORGIA

Interested in the Pineview MHP Portfolio?

CONTACT OUR INVESTMENT SALES TEAM TO REQUEST ADDITIONAL DILIGENCE MATERIALS

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